

BK 3531 PG 072

WARRANTY DEED

Joint Tenancy

36-1-60  
# 1001 ✓

TRANSFER  
TAX  
PAID

Know all Men by these Presents,

That I, CARLETON H. COTE of Waterville, County of Kennebec and  
007334

State of Maine

in consideration of One Dollar and other valuable consideration

paid by BURTON G. DANFORTH and SANDRA J. DANFORTH, both of Waterville,  
County of Kennebec and State of Maine

whose mailing address is 19 Grove Street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said BURTON G. DANFORTH and SANDRA J. DANFORTH

as joint tenants and not as tenants in common, their heirs and assigns forever,

the following described property situated in the City of Waterville, County of  
Kennebec and State of Maine and more fully described as follows;

Beginning in the westerly line of a passway ten (10) feet wide leading southerly  
from Grove Street to land of Arthur Boulette, now called Grove Court, at the  
southeasterly corner of land of John R. Roderick; thence southerly along the  
westerly line of said passway one hundred and three (103) feet to land of  
Arthur Boulette; thence westerly along the northerly line of land of said Arthur  
Boulette one hundred and twenty eight (128) feet to land of David Cote; thence  
northerly along the east line of land of said David Cote twenty (20) feet to land  
of Albert Maheu; thence easterly along the southerly line of land of said Albert  
Maheu, land of Elsie Sinclair and land of John R. Roderick one hundred twenty  
three (123) feet to the westerly line of said passway, to the point of beginning.  
Together with a right of way in common with others over said passway lying next  
east of the easterly line of the premises hereby conveyed and extending northerly  
from land of said Arthur Boulette to Grove Street.

Being the same conveyed to the herein Grantor, Carleton H. Cote and his late  
wife, Loretta E. Cote in Joint Tenancy by Warren F. Marcoux on June 20, 1969 and  
recorded in the Kennebec County Registry of Deeds in Book 1498 Page 363.

19 Grove Street

**To have and to hold**

and appurtenances thereof, to the said

BURTON G. DANFORTH and SANDRA J. DANFORTH

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

**And**

I do ~~renewant~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,**

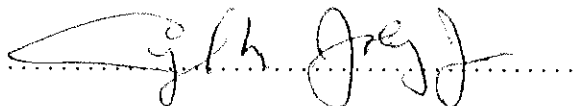
I the said  
CARLETON H. COTE

~~and~~

~~husband of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this fourteenth day of the month of April, A.D. 1989.

**Signed, Sealed and Delivered**  
**in presence of**



  
CARLETON H. COTE

State of Maine, County of Kennebec

ss.

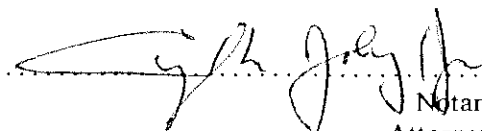
April 14, 1989

Then personally appeared the above named

CARLETON H. COTE

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

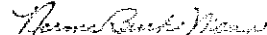


Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1989 APR 19 PM 12:09

Printed Name, .....CYRIL M. JOLY, JR.....

ATTEST: 

BK3531 PG 073